

**Humboldt Greenway
Development Objectives**

1. Projects should be mindful of the need to build high value, high quality housing, preserve housing design styles and increase the sense of community and connectedness.
2. Residential single family development is preferred for new development. Ownership is required with an emphasis on market rate housing.
3. The design elements of the Humboldt Greenway include elements found in classic Tudor, craftsman bungalows and foursquare homes. Elements include brick, stone, stucco, siding, fencing, brackets, corbels, and trim.
4. Exterior material will be comprised of variations of brick, stone, stucco, and LP SmartSide or Hardy Plank siding that may also include steel, or aluminum materials, and traditional trim boards. No vinyl siding.
5. Emphasize the use of color and materials to create individuality within the Humboldt Greenway development.
6. Design variation and building articulation is highly encouraged. Provide a variety of elevations, building materials and architectural treatments so that each home is unique. The inclusion of features such as columns, trellises, porches and dormers is encouraged.
7. Amenities are highly desirable. These include, but are not limited to: the addition of millwork and molding; solid surface countertops; quality appliances; hardwood floors; some quality, design-oriented lighting; ceramic tile, etc.
8. Innovative and sustainable design is encouraged including energy efficient homes that incorporate sustainable green building standards. Consider energy efficiency and innovative elements such as geo-thermal heating and/or cooling, green roof design, wind source power, storm water management with bio retention, tree box filters, permeable pavers and native plant landscaping design. Meeting the design standards incorporated in The Minnesota Overlay to the Enterprise Green Communities Criteria or LEED for Homes is encouraged.
9. Enhance landscaping and explore storm water management and low maintenance landscaping. Mature vegetation at the front of the home is encouraged. Native landscaping and rain gardens are encouraged. Preserve and protect existing trees.
10. New development should incorporate Crime Prevention Through Environmental Design (CPTED) principles, including large front windows, porches and balconies, and exterior lighting.

11. In order to maintain the appearance of the existing homes in the Humboldt Greenway development, the following standards for the exterior of homes in both the single-family community and the townhome community have been developed.

Storm Doors – Storm doors installed must be of high quality full view design.

Windows – Temporary coverings are strictly prohibited.

Colors/Materials – Exteriors are to be comprised of stucco, stone, or brick with siding and trim boards.

Mechanical Equipment – Mechanical equipment when at all possible will be located at the rear or active side yard of the structure.

Roof Materials & Pitch – The roofing material installed shall be dimensional heavy shingle (Owens Corning) “Prominence” or equivalent, with an estimated life of 30 years.

Gutters & Downspouts – Gutter and downspout colors must blend with adjacent surfaces. Drainage must meet minimum building code requirements. Gutters and downspouts may not adversely affect drainage of adjoining lots or create hazards (e.g., ice build-up on walkways or standing water on walkway).

Flashing, Sheet Metal & Vents – All flashing and sheet metal shall be painted or be ordered pre-colored to match adjacent building surface. Vent stacks, metal chimneys and pipes shall be colored to blend with the adjacent roof surfaces and shall be clustered to minimize rooftop clutter, and, where feasible, shall be located on the roof slope facing away from public areas. ?

Garages – Detached garages are strongly encouraged.

Exterior Stairs – Exterior stairs shall be made of concrete. Wooden steps, including steps to and from the second story, are prohibited.

Fireplaces and Heat Stoves – In no event shall flues be installed beyond 15’ of a single-family home’s front elevation along the passive side of the adjacent home, or less than 8’ from the ground elevation.

12. Reference the following for site and building design guidance and regulations:

-Minneapolis Zoning Code Chapter 530 – Site Plan Review

<http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-132300.pdf>

-Minneapolis Plan for Sustainable Growth Chapter 10 – Urban Design

http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/conver t_259208.pdf